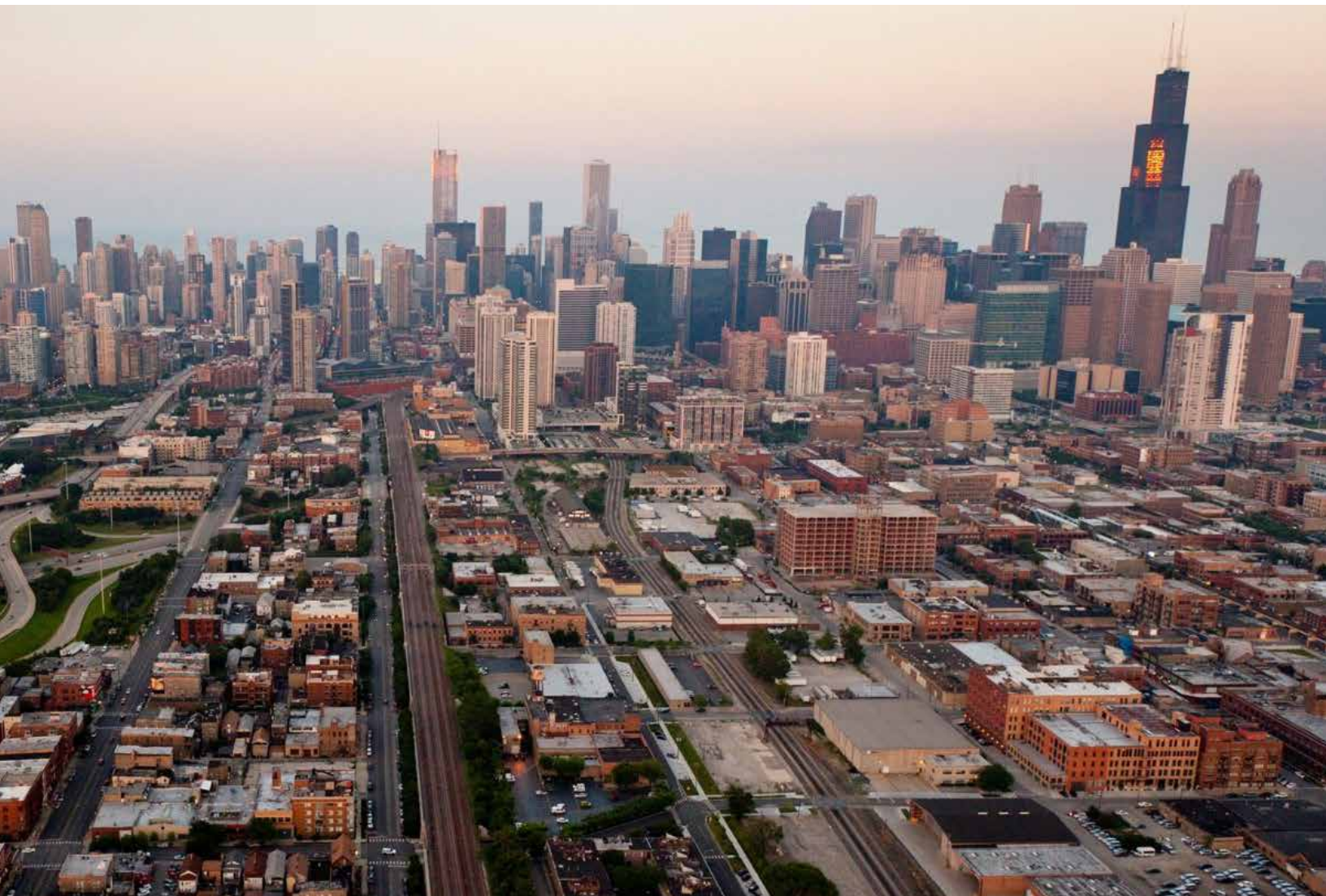


INDUSTRIAL CORRIDOR MODERNIZATION

Kinzie



PUBLIC MEETING SUMMARY

October 9, 2018



DPD

CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT



On October 9, 2018, the City's Department of Planning and Development (DPD) hosted the second Kinzie Industrial Corridor public meeting with the assistance of Alderman Walter Burnett, Jr. and the Industrial Council of Nearwest Chicago (ICNC).

Approximately 125 property owners, business owners, residents, area workers, developers and other interested parties attended a presentation of proposed zoning changes to the Planned Manufacturing District 4 (PMD 4) within the Kinzie Industrial Corridor west of Ogden Avenue (Kinzie IC). Following the presentation, attendees participated in a group question and answer session with city staff, then were able to speak one-on-one with city staff, and were given the opportunity to fill out comment cards.

The following pages include a summary of information presented at the meeting and a summary of responses and feedback received from discussions with attendees and via comment cards received.

The next step in the process will be for the City to share a draft planning document online, then hold a public meeting to answer questions and collect feedback.

STAY INFORMED

Details about public meeting dates, times and locations will be posted on the project website [here](#).

Please email DPD with any questions or comments, or if you would like to be added to our contact database: DPD@cityofchicago.org.

Proposed Kinzie Industrial Corridor Goals



Maintain and grow the Kinzie Industrial Corridor as an important **economic engine and job center** that provides vital support to local, regional, national and global businesses.



Support improvements to the multi-modal **transportation network** so that it more efficiently serves industrial users, area employees and residents.



Consider urban design guidelines to encourage the reuse of existing buildings in an efficient and sustainable way and for new development that complements the **history and character of the corridor**.

PROPOSAL SUMMARY

DPD proposes to retain the existing PMD 4, but shift the internal boundary between the sub-districts of the PMD east to Ashland Avenue, and amend the uses permitted in the two different subdistricts. Subdistrict A would encompass the PMD west of Ashland Avenue, and would continue to permit general to more intense industrial and manufacturing uses. Subdistrict B would be located east of Ashland Avenue and would continue to permit general industrial and manufacturing uses, as well as office and more support uses, such as limited retail and food and beverage sales. This Subdistrict B would thus serve as a buffer between the more intense industrial and manufacturing uses west of Ashland Avenue and the mix of uses found allowed east of Ogden Avenue outside of the PMD 4 boundary. A limited listing of the proposed uses for both Subdistricts is found on page 6 of this document. Building size and density would remain the same with 3.0 Floor Area Ratio (FAR).

Background information on the Kinzie Industrial Corridor and the purposes of the PMD designation can be found on DPD's web site [here](#).

PUBLIC FEEDBACK SUMMARY

Public feedback was collected at the October 9, 2018 public meeting via group discussion, one-on-one conversations and comment cards. Below is a summary of the feedback grouped into three categories as related to the three project goals. To add your thoughts and comments, [please send an email to dpd@cityofchicago.org by November 9, 2018](mailto:dpd@cityofchicago.org) for city staff consideration of the draft Kinzie Industrial Corridor Framework Plan. Additional opportunities to comment and ask questions will be available in the next stage of the planning process.

1. Economic Engine and Job Center

- Maintain the PMD
 - The PMD zoning is needed to keep businesses protected.
 - It is important that business owners not be driven out of the area due to increased rents and property taxes, and that residents, similarly, not be driven out due to higher property taxes and/or their quality of life sacrificed due to zoning changes.
 - Long-term residents are concerned about being pushed out as a result of rampant gentrification.
 - Businesses in the corridor employ many people and are happy in this location.
 - Don't want more restaurants with increased foot traffic and inebriated people; want quiet.
- Support Businesses
 - To support the PMD, businesses need the associated services of trash removal, lighting and ease of access.
- Change uses in the PMD
 - A business has many products that cater to both wholesale and retail customers, but it is having a hard time growing with the retail restriction.
 - Keep the PMD, but breweries could experience additional growth from sidewalk permits, event space and a slight increase in retail space.
 - Allow permissible office square footage larger than 9,000square feet to accommodate new automated systems/machines that blur the use distinctions between industrial and office.
 - Desire for more restaurants and convenience retail for employees in the area.
 - Frontage of west side of Ashland should have same zoning regulations as east side of street.
 - Waste sorting facilities are not an appropriate use in this area due to the odor, and they are not compatible with restaurant/retail activities and should be moved.
 - Other cities are not as restrictive and companies are moving out of Chicago because of limits.
 - Live/work use is desirable.
- Repeal the PMD
 - Companies need to be able to induce young programmers and technicians to want to work. This should be a live/work/entertainment environment. It needs much more flexibility and potential for mixed use.
 - With a neighborhood feel west of Ogden we should strive for neighborhood growth and development. More residential, less dense, family-oriented community.
 - Personal safety is issue as robberies have occurred on blocks with vacant industrial properties.

2. Transportation Network

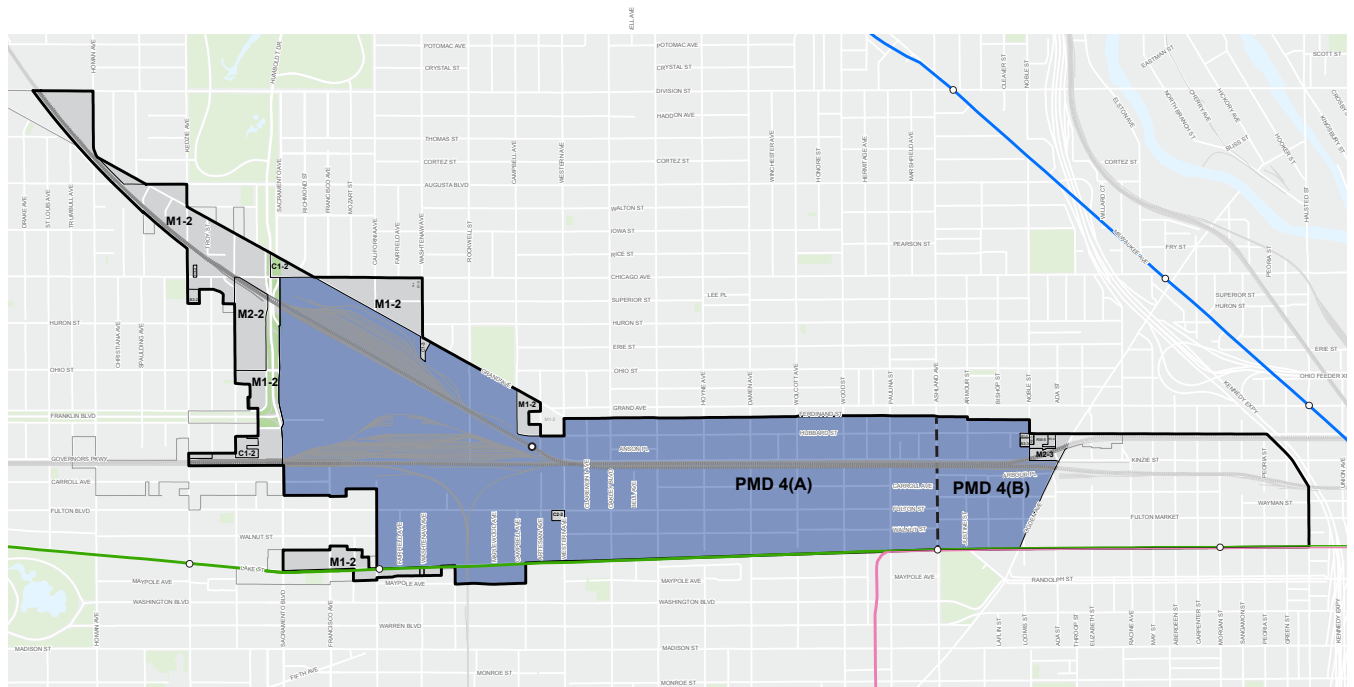
- A long-term west side business owner finds it very difficult to run their trucks in and out. Egress and truck routes in and out of the PMD are needed without stop signs on every corner and separate from bike lanes and routes.
- Traffic on Ogden Avenue and the area in general is bad; the plan should propose improvements. More development will bring more traffic that will exacerbate the problem.
- There should be a plan for parking in the proposal.
- The corner of Carroll Avenue and Ashland Avenue is a dangerous intersection and police should be stationed at this corner to ticket drivers.
- Look to Federal funds and corporate sponsorships to pay for infrastructure improvements.
- What is the timeline for a Western Train Station at Lake Street being built?

3. History and Character

- Walking along Fulton, Carroll and Hubbard Avenues, it is easy to see the unique architectural character of the area. It would be unfortunate to lose the attractive elements of this neighborhood/area. Please do not let this section of Chicago lose its historic character, affordability, and attractive qualities.
- Residential uses in the PMD should be shown on maps in the presentation. A historic district or signage in the residential pockets of the PMD is desirable.



ZONING PROPOSAL



Kinzie Industrial Corridor - Planned Manufacturing District (PMD) Proposal

- Existing PMD to Remain
- Existing Zoning Districts
- Shifted PMD Subdistrict Boundary
- Kinzie Industrial Corridor Boundary

Types of Uses (Including, But Not Limited To)

PMD 4 (A)

- General to intense industrial and manufacturing uses
- Eating and drinking establishments not larger than 4,000sf
- Office not greater than 9,000sf
- General retail sales are limited to incidental sales of goods produced on site, and retail space shall not occupy more than 3,000 square feet or 20% of the total gross floor
- Artisan, Limited, General and Intensive Manufacturing
- Recycling Facilities and Waste-Related Uses (some uses require special approval)

PMD 4 (B)

- General industrial and manufacturing uses and office and support services uses
- Eating and drinking establishments shall not be larger than 8,000 square feet, there is no entertainment restriction, and the Zoning Board of Appeals is authorized to increase the maximum floor area to 12,000 square feet with special use
- Food and beverage retail sales uses shall not be larger than 8,000 square feet
- Personal service uses shall not be larger than 8,000 square feet
- Retail use up to 3,000 square feet, and the Zoning Board of Appeals is authorized to increase the floor area with special use
- Office with no size limitation
- Artisan, Limited and General Manufacturing

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